

2100 B (12/15)

# United States Bankruptcy Court

WESTERN DISTRICT OF PENNSYLVANIA

Case No. 20-20180-CMB

Chapter 13

In re: Debtor(s) (including Name and Address)

Luke W. Aaron  
286 Sherwood Dr  
Cranberry Twp PA 16066

Alisha M. Aaron  
286 Sherwood Dr  
Cranberry Twp PA 16066

## NOTICE OF TRANSFER OF CLAIM OTHER THAN FOR SECURITY

The Claim No(s). listed below was/were filed or deemed filed under 11 U.S.C. § 1111(a) in this case by the alleged transferor. As evidence of the transfer of that claim, the transferee filed a Transfer of Claim Other than for Security in the clerk's office of this court on 02/28/2025.

### Name and Address of Alleged Transferor(s):

Claim No. 22: U.S. Bank Trust National Association, Selene Finance LP, Attn: BK Dept,  
3501 Olympus Blvd, Suite 500, Dallas, TX 75019

### Name and Address of Transferee:

Wilmington Savings Fund Society  
Selene Finance LP  
Attn: BK Dept.  
3501 Olympus Blvd., Suite 500  
Dallas, TX 75019

## -- DEADLINE TO OBJECT TO TRANSFER --

The alleged transferor(s) of the claim is hereby notified that objections must be filed with the court within twenty-one (21) days of the mailing of this notice. If no objection is timely received by the court, the transferee will be substituted as the original claimant without further order of the court.

Date: 03/05/25

Michael R. Rhodes

**CLERK OF THE COURT**

In re:  
Luke W. Aaron  
Alisha M. Aaron  
Debtors

Case No. 20-20180-CMB  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2

User: auto

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Date Rcvd: Mar 03, 2025

Form ID: trc

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 05, 2025:

NONE

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
15516966	+ Email/Text: bkteam@selenefinance.com	Mar 04 2025 01:40:00	U.S. Bank Trust National Association, Selene Finance LP, Attn: BK Dept, 3501 Olympus Blvd, Suite 500, Dallas, TX 75019-6295

TOTAL: 1

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 05, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 28, 2025 at the address(es) listed below:

Name	Email Address
Alexander Herron	on behalf of Creditor S&T Bank aherron@grenenbirsic.com mcpupec@grenenbirsic.com
Charles Griffin Wohlrab	on behalf of Creditor U.S. Bank Trust National Association bkecf@friedmanvartolo.com cwohrlab@ecf.courtdrive.com
David W. Raphael	on behalf of Creditor S&T Bank raphaeld@fnb-corp.com
Denise Carlon	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper dcarlon@kmlawgroup.com

District/off: 0315-2

User: auto

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Form ID: trc

Total Noticed: 1

Elizabeth L. Slaby

on behalf of Creditor S&T Bank [bslaby@lenderlaw.com](mailto:bslaby@lenderlaw.com)

Jeremy J Kobeski

on behalf of Creditor S&T Bank [jkobeski@grenenbirsic.com](mailto:jkobeski@grenenbirsic.com) [mcupec@grenenbirsic.com](mailto:mcupec@grenenbirsic.com)

Maria Miksich

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper [mmiksich@kmlawgroup.com](mailto:mmiksich@kmlawgroup.com)

Michael S. Lazaroff

on behalf of Debtor Luke W. Aaron [butlerdebtlaw@zoominternet.net](mailto:butlerdebtlaw@zoominternet.net)  
[alliedmilitary@berlin.com](mailto:alliedmilitary@berlin.com); [lazaroffmr67241@notify.bestcase.com](mailto:lazaroffmr67241@notify.bestcase.com)

Michael S. Lazaroff

on behalf of Joint Debtor Alisha M. Aaron [butlerdebtlaw@zoominternet.net](mailto:butlerdebtlaw@zoominternet.net)  
[alliedmilitary@berlin.com](mailto:alliedmilitary@berlin.com); [lazaroffmr67241@notify.bestcase.com](mailto:lazaroffmr67241@notify.bestcase.com)

Office of the United States Trustee

[ustpregion03.pi.ecf@usdoj.gov](mailto:ustpregion03.pi.ecf@usdoj.gov)

Ronda J. Winnecour

[cmecf@chapter13trusteedpa.com](mailto:cmecf@chapter13trusteedpa.com)

TOTAL: 11